

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BOWLES METROPOLITAN DISTRICT (THE "DISTRICT")
HELD
JUNE 11, 2024

A regular meeting of the Board of Directors of the Bowles Metropolitan District (referred to hereafter as the "Board") was convened on Tuesday, June 11, 2024 at 4:30 p.m., at the Village Center, 7255 Grant Ranch Blvd, Littleton, CO 80123. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Paul Lefever, Secretary
Donald W. Korte, Treasurer
Alan R. Lee, Assistant Secretary
Linda Lutz-Ryan, Assistant Secretary

Timothy LaPan, President was absent and excused.

Also, In Attendance Were:

Nic Carlson and Ashley Heidt; CliftonLarsonAllen LLP ("CLA")
Johnny Jimenez; Designsapes Colorado Inc.
Derek Fox; The Davey Tree Expert Company
Scott Barnett; Mulhern MRE
Melanie Carpenter; Livable City Studios
Tom Hewett; Grant Ranch Village HOA
Mary Anne Mooney, Jack Avery, and Leigh Chaffee; Members of the public

ADMINISTRATIVE MATTERS

Call to Order & Agenda: Director Korte called the meeting to order at 4:30 p.m.

The Board reviewed the agenda for the meeting. Following discussion, upon a motion duly made by Director Lefever, seconded by Director Korte and, upon vote, unanimously carried, the Board approved the agenda, as presented.

The Board excused the absence of Director LaPan.

Potential Conflicts of Interest: There were no additional conflicts of interest disclosed.

Quorum/Confirmation of Meeting Location/Posting of Notice: The presence of a quorum was confirmed.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

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Following discussion, it was determined to conduct the meeting at the above-stated date, time and location.

It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Public Comment: Mr. Chaffee thanked the Board for the dedication of Lolly Park for his years of service to the District.

Ms. Moony inquired about fence repairs along Sheridan and of the status of Blue Heron Pond.

Mr. Avery inquired about fence repairs near Jack Antonin Park.

Minutes from the May 14, 2024 Special Board Meeting: Following review and discussion, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the minutes from the May 14, 2024 special Board meeting, as presented.

MANAGER MATTERS

Landscape:

General Update: Mr. Jimenez provided an update to the Board. He will work with Director Lutz-Ryan on improvements at Isthmus Park.

Davey Tree:

General Update: Mr. Fox reviewed the Davey Tree proposal for tree removal and stump grinding with the Board. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lefever and, upon vote, unanimously carried, the Board approved the proposal in the amount of \$7,370.00, contingent upon review and approval by Director LaPan.

Irrigation Rates for 2025: This item was tabled.

Homestead Painting LLC Proposal for Rail Fence Around Camden Lakeway Apartments in the amount of \$21,500.00: Mr. Carlson reviewed the Homestead Painting LLC proposal with the Board, noting that the Grant Ranch HOA and Camden Lakeway Apartments have not responded to requests for cost sharing. The Bowles Reservoir Company declined to share cost. Following discussion, the Board directed CLA to contact Camden Lakeway Apartments again regarding the request.

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ENGINEERING MATTERS

Playground:

Updated Designs: Ms. Carpenter reviewed plans with the Board. Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the updated designs, as presented, subject to final review by Director LaPan. Legal counsel and Livable City Studios will begin to prepare bid documents.

Stormwater Enhancements: Mr. Barnett reviewed the memo with the Board. Following review, the Board directed him to solicit proposals for Prentice Pond to begin this Fall.

Wrought Iron Fence: Mr. Carlson provided an update to the Board. Following discussion, the Board directed CLA to draft a follow-up letter to property owners who have yet to sign.

FINANCIAL MATTERS

Payment of Claims in the amount of \$10,047.32: Following review and discussion, upon a motion duly made by Director Korte, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the payment of claims in the amount of \$10,047.32.

April 30, 2024 Unaudited Financial Statements: Following review, upon a motion duly made by Director Lutz-Ryan, seconded by Director Lee and, upon vote, unanimously carried, the Board accepted the April 30, 2024 Unaudited Financial Statements, as presented.

2023 Audit Extension Request: Mr. Carlson noted that the audit will not be completed by the July 31st deadline. Upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board approved the audit extension request.

LEGAL MATTERS

None.

DIRECTOR MATTERS

Director Lefever noted that the Board feels that they are prepared for a draft maintenance agreement. Director Lefever will provide an updated chart outlining current maintenance responsibilities with capital expenses to be addressed in a separate agreement. CLA will coordinate with legal and Director Lefever.

OTHER BUSINESS

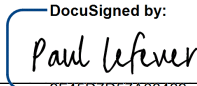
None.

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ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Lefever, seconded by Director Lee and, upon vote, unanimously carried, the Board adjourned the meeting at 6:14 p.m.

Respectfully submitted,

By  _____
Secretary for the Meeting

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